





Rooms: Property Type: House Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending March 2017: \$1,277,500

Comparable Properties



34 Lincoln Rd ESSENDON 3040 (REI)

Price: \$1,400,000 Method: Sold Before Auction Date: 27/04/2017 Rooms: -Property Type: House (Res)

Agent Comments

Weatherboard with modern updates in areas similar to that of 115 Eglinton St. Eglinton superior in terms of location, bathroom and car accommodation.



44 Walter St ASCOT VALE 3032 (REI)



Price: \$1,381,500 Method: Auction Sale Date: 25/02/2017 Rooms: 5 Property Type: House (Res) Land Size: 416 sqm

Agent Comments

Both weatherboard homes on very similiar land portions. Similar in terms of overall accommodation (bed, bath, car). Eglinton St in superior location.



13 Victory Pde ASCOT VALE 3032 (REI)

Price: \$1,370,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: House (Res)

Agent Comments

Similar in terms of overall accommodation. Both weatherboard homes. Eglinton in superior location and overall condition of the home.



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 115 Eglinton Street, Moonee Ponds Vic 3039 Including suburb and postcode

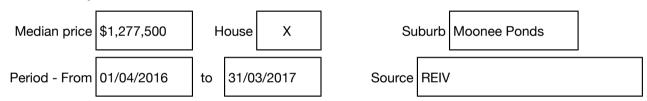
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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Range between \$1,350,000

Median sale price



\$1.450.000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 Lincoln Rd ESSENDON 3040	\$1,400,000	27/04/2017
44 Walter St ASCOT VALE 3032	\$1,381,500	25/02/2017
13 Victory Pde ASCOT VALE 3032	\$1,370,000	27/05/2017

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